



## What is Fundable in an EEP Project ?

### Overview

Each EEP project is unique and will present its own set of challenges and opportunities for both the landowner and EEP. Therefore, EEP project managers assess every project individually and work with the landowner to the greatest extent possible. EEP must also keep project costs in control and use the state's resources in a responsible manner.

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### What is Fundable?

EEP will often pay for closing costs and survey fees. EEP also pays fair market value for property as determined by the State Property Office.

EEP may pay for certain items within the easement area. The EEP representative and the landowner may discuss, agree, and document specific details of these items prior to signing the option agreement or easement agreement. Such agreements can be attached to the option and conservation easement when the documents are legally recorded. Examples might include:

- Fencing around the easement area
  - Bridges or stream crossings
  - Alternative watering sources or other necessary infrastructure on sites that have livestock
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### What is *not* Fundable?

EEP does not pay property taxes on property that has not been purchased by the state. Property owners that maintain a fee ownership through a conservation easement are responsible for taxes.

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### Additional financial incentives

Property taxes may be reduced since development rights have been sold. Real property taxes may be lowered if the tax value is reduced by the tax assessor as a result of restrictions imposed by the easement.

Property owners are advised to consult a trusted professional prior to making property-related decisions.

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### For more information

For more information on the N.C. Ecosystem Enhancement Program, visit our Web site at [www.nceep.net](http://www.nceep.net) or call (919) 715-0476 to speak with a property specialist.

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